

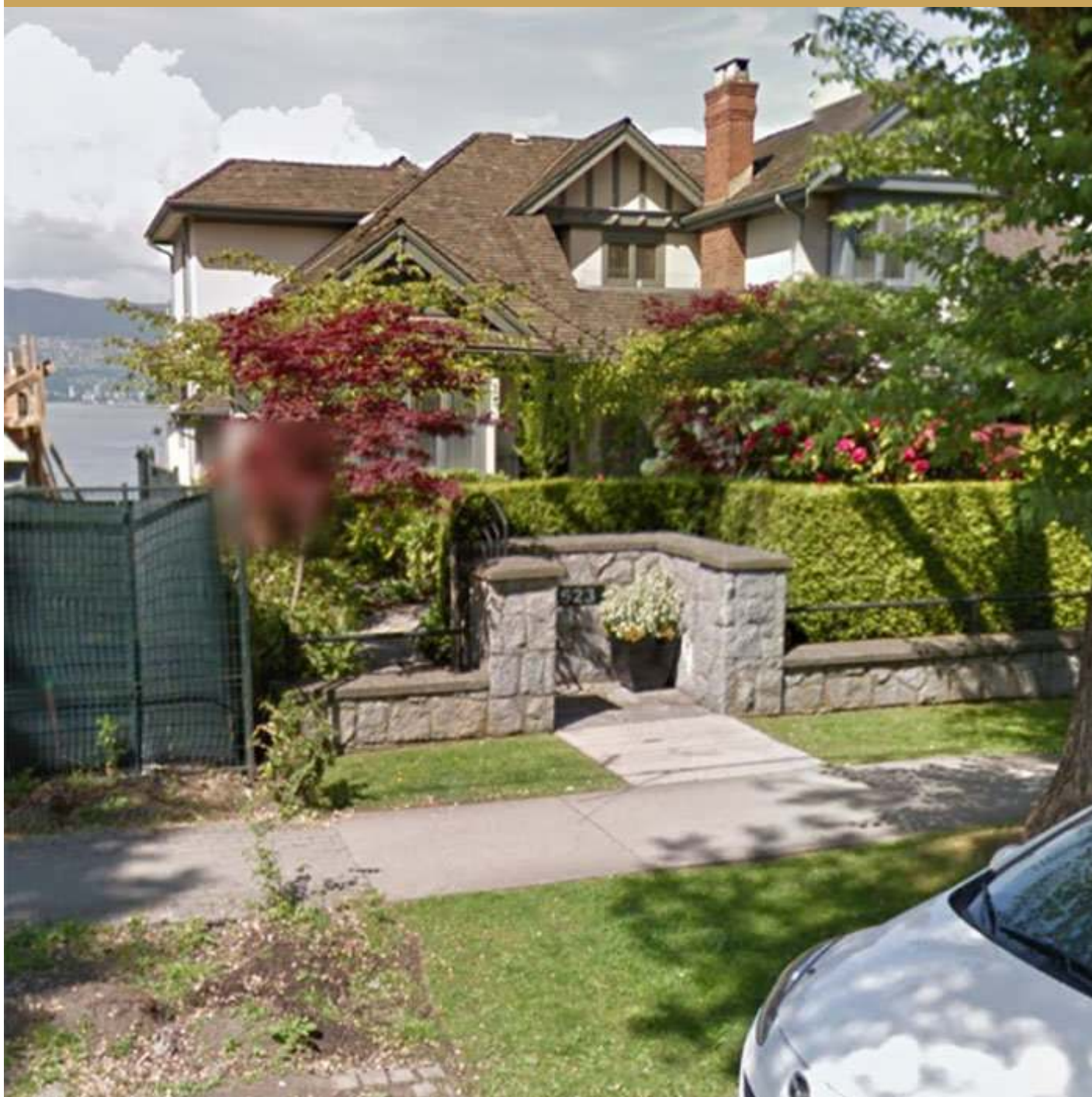
BUILDING BROCHURE

2523 POINT GREY

2523 Point Grey Rd. · Vancouver, BC V6K 1A1 · Kitsilano



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YEAR BUILT 1992	LEVELS 3	SUITES 2	CONSTRUCTION Other
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS362	MANAGEMENT Confidential

Overview

2523 Point Grey Road, Vancouver, BC V6K 1A1, Canada. Strata plan number LMS362. Crossroads are Cornwall Avenue and Larch Street. The half duplex is located in the Kitsilano neighbourhood of Point Grey. The Property backs onto the seawall and overlooks English Bay. The Kitsilano Yacht Club is only a short walk away. This home is a 2-storey wood construction with a basement. It has a three car garage, lots of storage, an elevator with views of downtown Vancouver. Built in 1992, the home was renovated in 2013.

Schools close by are Pacific Rim Montessori Academy, Henry Hudson Elementary School and St. Augustine's School. Grocery Stores in the neighbourhood are Kits Market, Whole foods Market, Safeway and Maple Market.

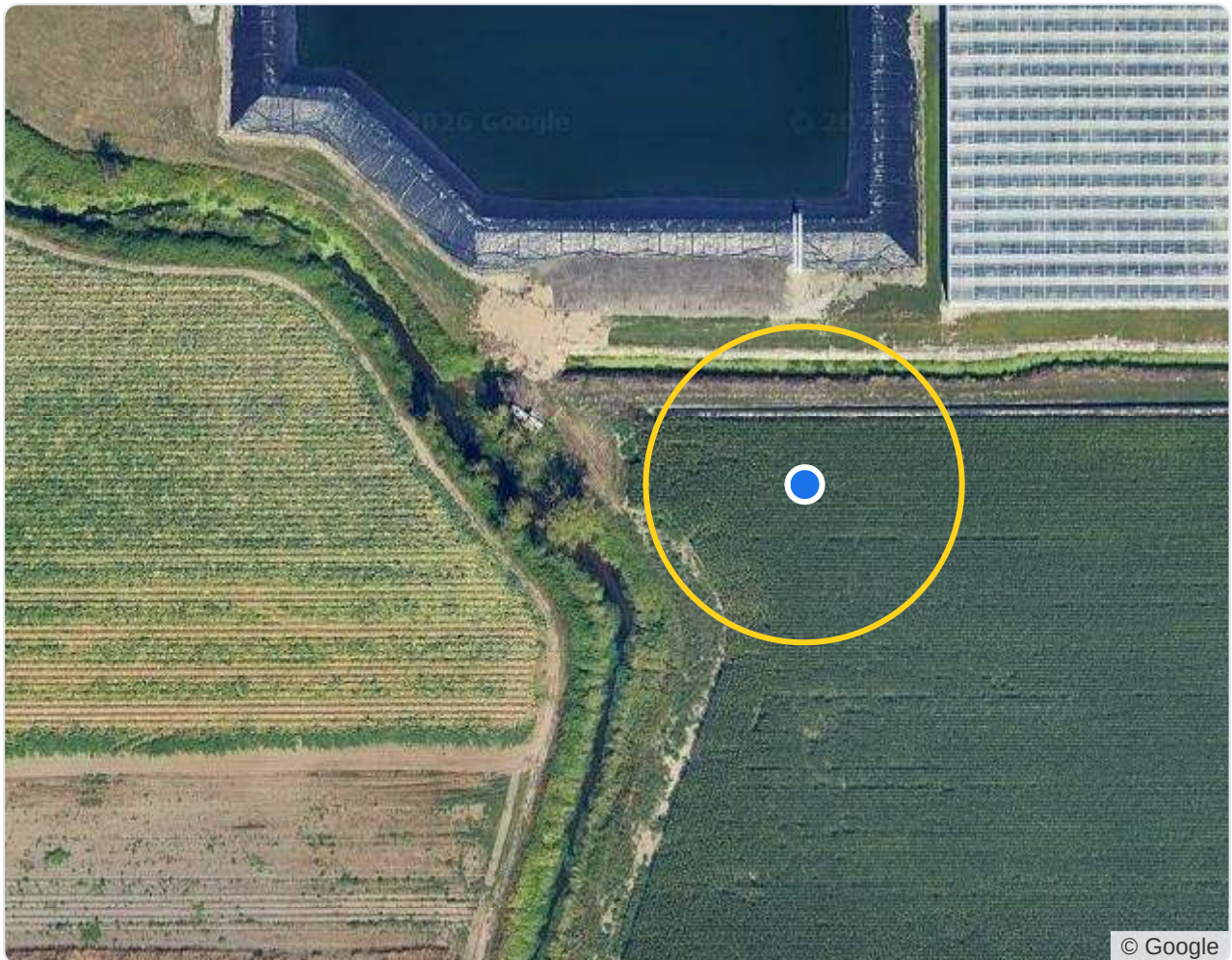
Other building in complex is 2521 Point Grey Road, Vancouver.

Amenities & Features

✓ In Suite Laundry

✓ Swirlpool/hot Tub

Location



Neighbourhood & Walkability — Kitsilano

Kitsilano is one of Vancouver's most popular neighbourhoods. The first people living in the area were the Squamish people and the neighbourhood's name is derived from a Squamish chief, August Jack Khatsahlano. Kitsilano is a laid-back residential area known for the huge saltwater Kitsilano Pool and mountain views from Kitsilano Beach. Stores selling yoga wear, outdoor gear and fashionable clothes line West 4th Avenue, the main drag, and dining options range from waterside sea...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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